

AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, December 16, 2005, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of November 18, 2005**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

Agenda Items

- 1. **Palisades Estates; Tentative Map (TM) 5158RPL⁵ and Administrative Permit (AD) 99-007, Bonsall Community Planning Area/North County Metropolitan Subregional Planning Area (Stocks) (Continued from the hearing of December 2, 2005)**

This is a request to subdivide 383 acres into 36 residential lots ranging in size from 2.19 to 9.68 acres and one open space lot. This project proposes lot area averaging pursuant to Section 4230 of the Zoning Ordinance, which allows some of the lots to be a minimum of two acres. The project site is subject to the (18) Multiple Rural Use Land Use Designation (1 dwelling unit per 4, 8 or 20 acres) and the zoning includes the RR.25 Rural Residential Use Regulations with a minimum lot size of 4 acres. The project is located easterly of the intersection of Elevado Road and Pleasant Heights Road in the area north and east of the City of Vista.

2. **Waldman Tentative Map; TM 5320, North County Metropolitan Subregional Plan (Caldwell) (Continued from the hearing of December 2, 2005)**

This is a request for a Tentative Map (TM 5320) to subdivide the 7.22-acre parcel into six single-family lots ranging in size from 1.02 to 1.45-acres. The subject property is in the (1.1) Current Urban Development Area (CUDA) Regional Category and the (2) Residential (1 dwelling unit per acre) Land Use Designation of the General Plan. The site is zoned (RR1) Rural Residential Use Regulation (1 dwelling unit per acre) and is located east of Foothill Drive and north of Huntalas Lane within the unincorporated portion of the County of San Diego.

3. **Fallbrook Development, Inc.; Tentative Map 5339RPL² and Major Use Permit P03-112, Fallbrook Community Planning Area (Gowens) (Continued from the hearing of December 2, 2005)**

The project consists of a major subdivision of 21.45 acres into 28 single-family residential lots with minimum lot sizes of 0.25 acres, 3 open space lots (for preservation of coast live oaks and a portion of an existing citrus grove), and a private street lot. A concurrent Major Use Permit establishes a Planned Residential Development to allow recreational amenities to include tennis and basketball courts in exchange for clustered residential density and smaller lot sizes. The subject property is zoned RR Rural Residential Use Regulations with minimum lot size of 0.5 acres and is designated (3) Residential by the Fallbrook Community Plan. The project site is located at 420 West Dougherty Street.

4. **Larissa Cham Major Subdivision; Tentative Map (TM) 5246RPL², Lakeside Community Planning Area (Beddow)(Continued from the hearings of November 18 and December 2, 2005)**

The proposed project is a major subdivision of approximately 4.65 net acres into 15 lots ranging in size from 10,045 square feet (net) to 11, 539 square feet (net). The site is within the Current Urban Development Area (CUDA) Regional Category and is subject to the (5) Residential (4.3 dwelling units per acre) General Plan Land Use Designation of the Lakeside Community Planning area. The proposed project is under the RV4 (Variable Family Residential) and RS4 (Single-Family Residential) Use Regulations, with a minimum lot size of 10,000 square feet. The site is located at 8658 Winter Gardens Boulevard north of Sapota Drive. To address issues of drainage, this item has been continued.

5. **Marker Condominium Subdivision and Zone Reclassification; TM 5358RPL³ and R04-006, North County Metropolitan Subregional Plan Area (Forsythe)**

The project proposes a Zone Reclassification and a Major Subdivision in the North County Metropolitan Subregional Plan area. The Zone Reclassification proposes changing the building type from "C" which allows single-family residences on a single lot to "M" which allows a variety of housing types including

detached homes on a single-condominium lot in order to accommodate nine detached homes on a single condominium lot. A five-foot high noise barrier is also included in the project's design. The Major Subdivision is required for the division of 2.14 acres into nine detached homes on a single condominium lot. The site is subject to the (6) Residential Land Use Designation and the RS4 Single-Family Residential Use Regulations with minimum lot size of 10,000 square feet. The project site is located on the north side of Woodland Avenue, approximately 350 feet west of the intersection of South Santa Fe Avenue and Woodland Drive.

6. Associated Residential Services Group Care Home; Major Use Permit P05-029, Spring Valley Community Plan Area (Gowens)

This is a request for a Major Use Permit for Group Care to increase the occupancy of an existing Group Care home for 6 dependent and neglected children, which is allowed by right to a total of 12 children in an existing single-family residence. No additional construction or structural changes are proposed. The project is sited on property zoned RS4 Single-Family Residential Use Regulations, which permits Group Care in excess of six persons under the Civic Use Types with the approval of a Major Use Permit pursuant to Section 2105.b of the Zoning Ordinance. The subject property is designated (5) Residential which allows urban residential uses by the Spring Valley Community Plan. This project is located at 8835 Kenwood Drive in Spring Valley.

7. Ferry Ranch Zone Reclassification, R00-002, Lakeside Community Planning Area (Beddow)

This is a request for a Zone Reclassification. This Rezone will change the Special Area Regulations by adding the "H" (Historical/Archaeological Landmark or District) Special Area Designator over the historic Ferry Ranch Grant House. The application of the "H" designator is pursuant to condition C11(b) of Tentative Map 5147RPL that was approved by the San Diego County Planning Commission on December 3, 1999. The Conservation Element of the Lakeside Community Plan identifies the Ferry Ranch Grant House as an important historic site associated with the "Big Ranch Era". Policy 7 of the Conservation Element - Environmental Goal recommends that the "H" Designator be applied to structures that are historically significant. The Ferry Ranch Grant House is identified as a historically significant structure. The project is located at 10414 Chase Creek Lane, southwest of Oak Creek Drive. The site is subject to the (5) Residential Land Use Designation and the RS3, Single-Family Residential Use Regulations.

8. Director's Decision Regarding Interpretation of Six-Month Extension for Adult Entertainment Establishment; AA 05-003 (Hulse)

This is an appeal of a Director's Decision issued on October 20, 2005 denying a full six-month extension of the three-year non-conforming use period (which expired on July 12, 2005) for Tollis, Inc. and 1560 N. Magnolia, LLC, the adult entertainment business operating at 1560 N. Magnolia Avenue.

Section 6930(e) of the County's Zoning Ordinance allows for a maximum six-month extension of the three-year non-conforming use period for adult entertainment establishments. Under Section 6930(e), the Director of the Department of Planning and Land Use must consider the following factors in deciding whether to grant an application for an extension: "1) the availability of alternative locations; 2) the term of the lease; 3) the cost of any improvements that would only be of use to an Adult Business; and 4) the potential for other conforming uses to locate on the site." Based on this review, the Director determined that a 30-day time extension was warranted rather than the six-month extension requested by the Appellant.

9. Business Process Reengineering, Revisions to the San Diego County California Environmental Quality Act (CEQA) Guidelines and Revisions to Policy I-119, POD 05-072 (Giffen)

The Department is proposing changes that were initiated as a part of the County's Business Process Reengineering efforts in order to substantially reduce the processing time for discretionary permit applications. The proposed changes modify the procedures for preparing CEQA documents; expand the pre-application process for privately-initiated projects; require the development and maintenance of CEQA standards, including Guidelines for Determining Significance and report format requirements; modify County Counsel's role in reviewing Environmental Impact Reports (EIR); and change the process for placement on and administration of the County's CEQA Consultant List. Implementation of the project will require revisions to the San Diego County CEQA Guidelines and Board of Supervisors Policy I-119.

Policy I-119 has a sunset date, which calls for a routine and systematic evaluation and reconsideration of the policy of December 31, 2009.

Administrative Items

- E. Director's Report.**
- F. Report on actions of Planning Commission's Subcommittees.**
- G. Designation of member to represent Commission at Board of Supervisors.**

H. Discussion of correspondence received by Planning Commission.

Department Report

I. Scheduled Meetings.

January 13, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
January 27, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
February 10, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
February 24, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 10, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 24, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 7, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 21, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

Adjournment

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,
Reclamation Plans, Coastal Use Permit Cases,
Site Plans required by Specific Plans, Plan
Amendment Authorizations-----

Within 10 calendar days after Planning
Commission action

Specific Plans, Specific Plan
Amendments, Road Matters, Rezones,
Agricultural Preserves, Plan Implementation
Hearings, General Plan Amendment
Hearings-----

No appeal necessary since staff will
automatically transmit case to Board of
Supervisors.

Administrative Appeals, Variances,
Minor Use Permits-----

No appeal possible to Board of
Supervisors; Planning Commission action
is final.